



## Application for Architectural Review Board

**\* This application must be filled out completely and signed before submittals are placed on the ARB agenda.**

*The purpose of Architectural Review Board shall be to two-fold; to develop architectural and design guidelines for the City of Ladue in accordance with section 110-70 and to apply those guidelines in reviewing projects within the City as to whether or not the project adheres to such guidelines.*

### APPLICANT INFORMATION

Name of Applicant: Daniel Fort

Phone #: (314) 288-9118

Email address of Applicant (for review comments): DFORT@HERMCOS.COM

### PROJECT PROPERTY INFORMATION

Address for proposed work: 9747 LITZINGER RD

Zoning District: RES. B Parcel ID # (St. Louis county record): 20L110094

DESCRIPTION OF PROPOSED PROJECT: NEW 13.9' x 19.3' BREEZEWAY

### Additional Information:

- Professionally sealed plans are not required for ARB review.
- Plans for projects involving alterations and repairs, which do not affect the outward appearance of a building, and existing decks, fences, window replacements and roofing shingle replacements shall not require approval of the Architectural Review Board.
- Revised plans with any changes predicated by the ARB will need to be submitted with the building permit application to the Department of Planning and Development with final trustee approval (if applicable.)
- Projects approved by ARB should be submitted for building permits within 180 days or the ARB approval may become void.

**By signing this application, you acknowledge that by submitting an incomplete application, your petition will not be added to the meeting agenda.**

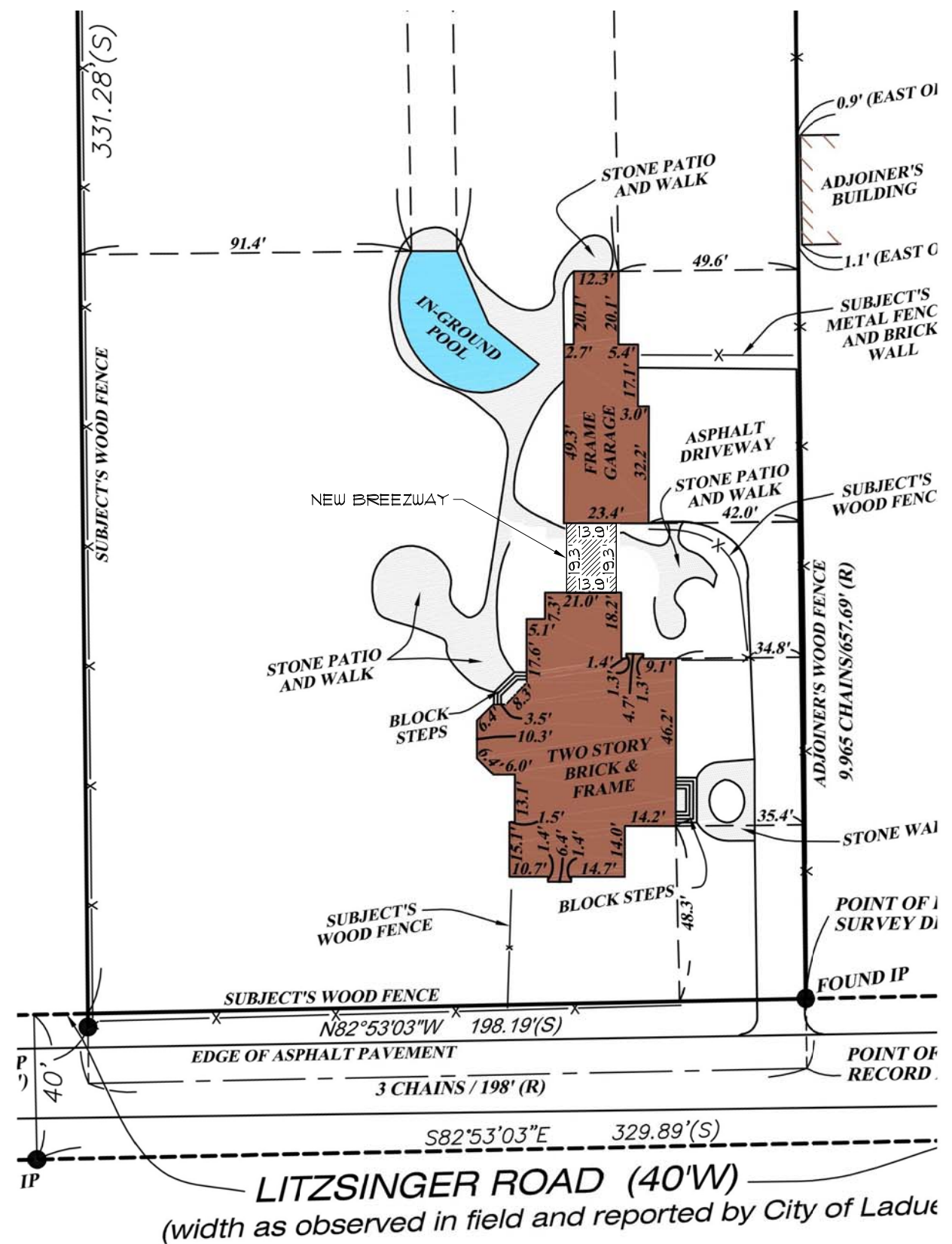
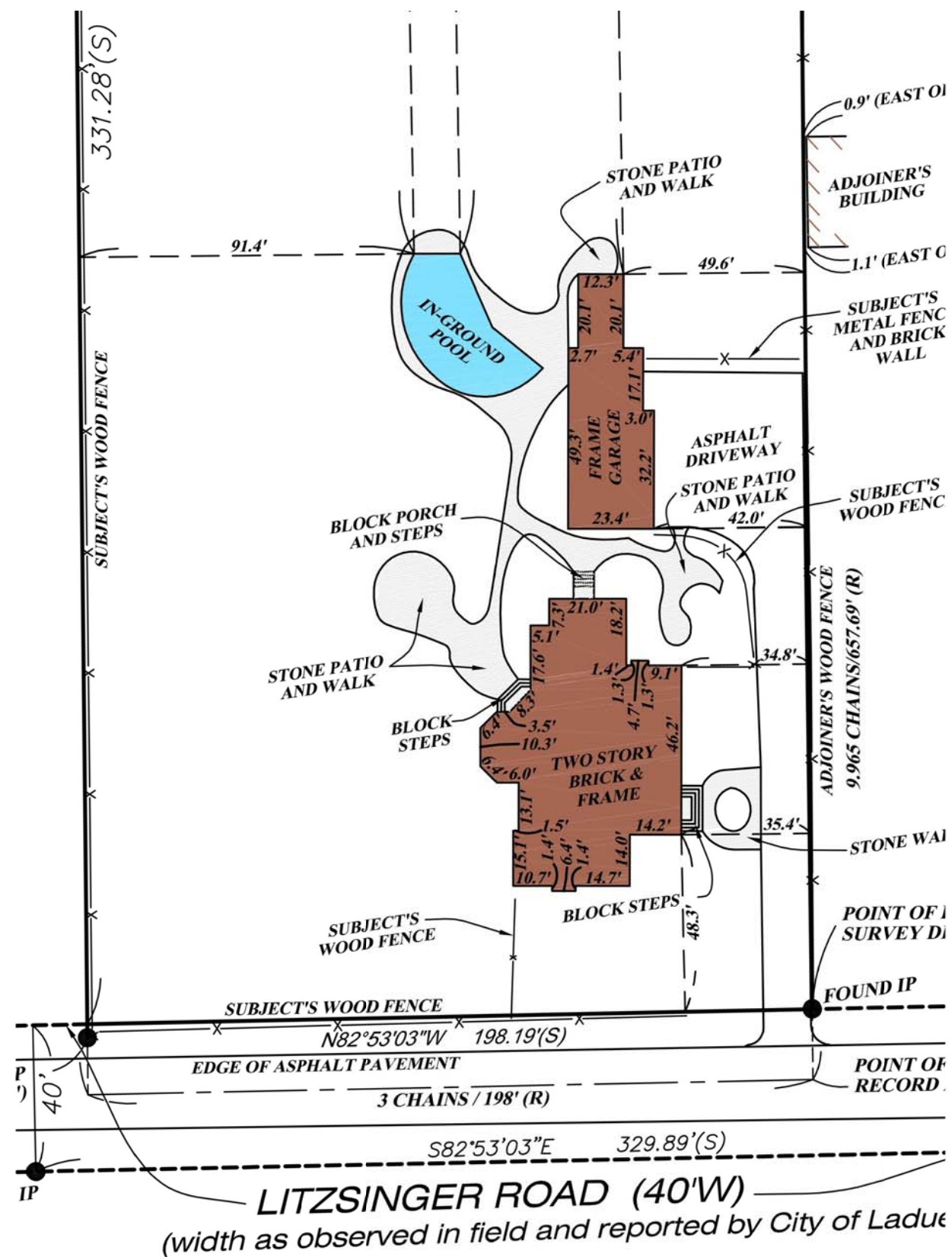
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*\* This application and review for City of Ladue building permitted purposes only. Please be aware of any additional covenants and indentures which may be recorded with your subdivision.*









Date: September 10, 2020

△ REVISION (DATE-BY):

**Daniel Fort**  
9747 Litzsinger Rd., Ladue  
St. Louis County, MO 63124

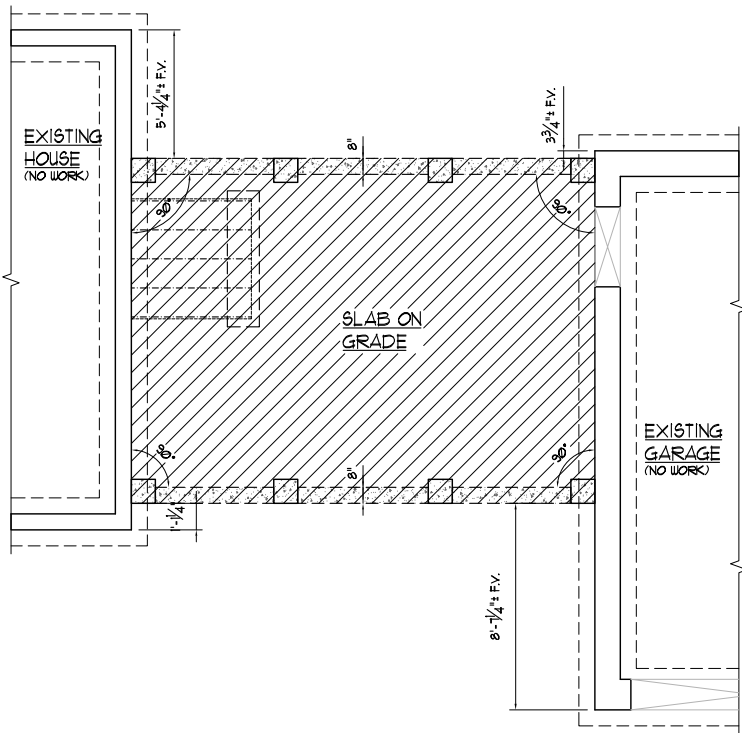
**Michael E. Blaes - Architect**  
**MO # A-6158**  
**CERTIFICATE OF AUTHORITY #2010600407**  
**NOTICE OF SHARED PROPERTY**  
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Drawn By:  
TS

Checked By:  
As Noted

Drawing Name:  
Site Plan

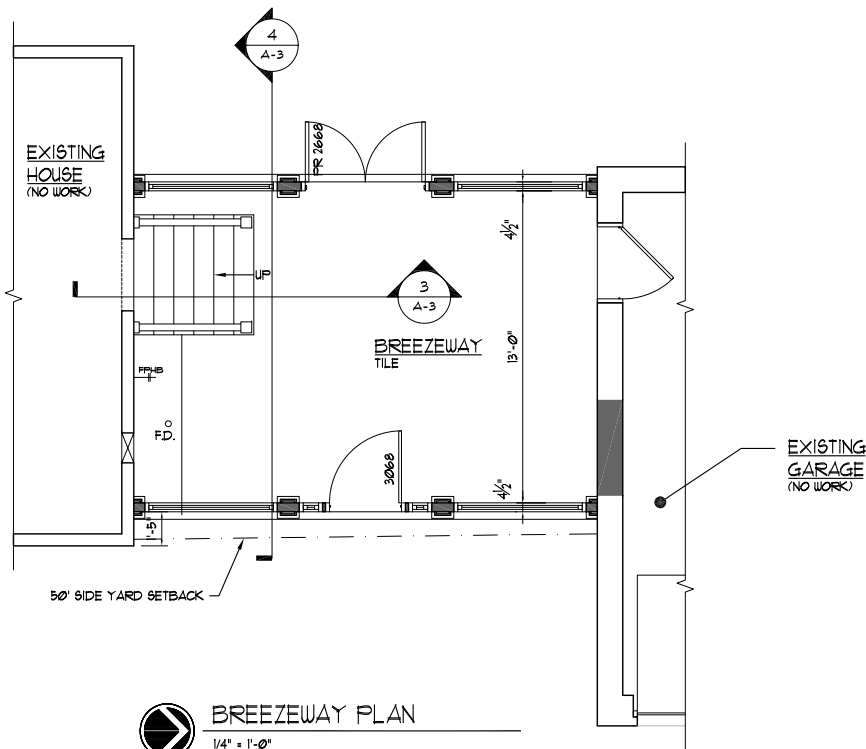
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**C-1**



 BREEZEWAY FOUNDATION PLAN  
1/4" = 1'-0"

FOUNDATION KEYED NOTES:

- 1 POINT OF ORIGIN
- 2 1'-0"x1'-0" CONC. PIER - MIN 30" BELOW GRADE - SEE SECTION
- 3 DOUEL TO EXIST. FOUNDATION \*4's (MIN 24") @ 8" O.C. MIN. 6" EMBED - LAP DOUEL TO VERTICAL REBAR - PROVIDE BENTONITE WATERSTOP ROPE VERTICALLY @ CENTER OF NEW FORM'S WHERE OLD FDN. MEETS NEW. WATERPROOF OUTSIDE SEAM W/ RUBBER-WALL, MIN. 12" EACH SIDE OF SEAM - SEE DETAIL
- 4 4" TK. CONCRETE SLAB W/ 6x6 W1.4xW1.4 WUF OVER 10 MIL VAPOR BARRIER & 4" COMPACTED GRANULAR FILL - PROVIDE CRACK CONTROL JOINTS @ 10'-0" MAX O.C. EA. WAY, TOOLED CONTROL JOINTS (OWNER SELECTED STAMPED & STAINED FINISH)
- 5 THICKENED SLAB - SEE DETAIL
- 6 FLOOR DRAIN - SLOPE FLOOR 1/8" / FT. TO DRAIN - VERIFY LOCATION W/ OWNER
- 7 EXISTING CONCRETE FOUNDATION WALL - NO WORK
- 8 PROFILE OF STRUCTURE ABOVE



 BREEZEWAY PLAN  
1/4" = 1'-0"

FIRST FLOOR KEYED NOTES:

- 1 8" SQUARE LOAD BEARING PERMACAST COLUMNS W/ RECESSED PANEL, CAP & BASE BY HB4G OR APPROVED EQUAL - SEE SECTION
- 2 PROFILE OF MIN 2-2x10 BOX BEAM ABOVE - SEE SECTION
- 3 4" TK. CONCRETE SLAB W/ 6x6 W1.4xW1.4 WUF OVER 10 MIL VAPOR BARRIER & 4" COMPACTED GRANULAR FILL - PROVIDE CRACK CONTROL JOINTS @ 10'-0" MAX O.C. EA. WAY, TOOLED CONTROL JOINTS (OWNER SELECTED STAMPED & STAINED FINISH)
- 4 1 1/4" @ WOOD HANDRAIL & STAIR - SEE STAIR DETAILS
- 5 OWNER SELECTED 36" HIGH WORKBENCH
- 6 PROVIDE M.R. GYP BD @ ALL WALLS & CEILING FULL HEIGHT
- 7 8" SQUARE LOAD BEARING PERMACAST COLUMN W/ CAP & BASE BY HB4G OR APPROVED EQUAL
- 8 PROFILE OF BOX BEAM ABOVE - SEE PORCH SECTION

FLOOR PLAN NOTES:

ALL EXTERIOR WALLS 2x4 WOOD STUDS @ 16" O.C. W/ 1/2" WOOD STRUCTURAL PANELS ONE SIDE & 1/2" GWB ONE SIDE UNLESS OTHERWISE NOTED

ALL INTERIOR WALLS 2x4 WOOD STUDS @ 16" O.C. W/ 1/2" GWB BOTH SIDES UNLESS OTHERWISE NOTED

PROVIDE DOUBLE JOISTS UNDER WALLS PARALLEL TO JOIST SPANS

PROVIDE SOLID BLOCKING BENEATH GIRDER TRUSS BEARING POINTS TO FOUNDATION OR STEEL BEAM BELOW

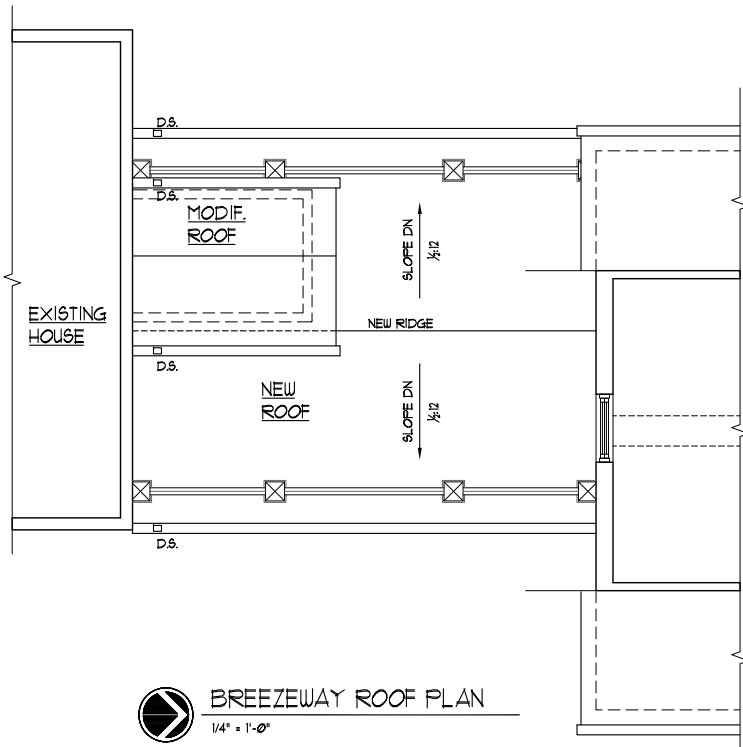
ELECTRICAL CONTRACTOR TO COORDINATE FINAL LOCATION & QUANTITY OF ALL LIGHTS, FANS, RECEPTACLES, SWITCHES AND FLOOR RECEPTACLES WITH THE OWNER PRIOR TO SUBMITTING BID.

MECHANICAL CONTRACTOR TO COORDINATE FINAL LOCATION & QUANTITY OF ALL SUPPLY DUCTS & SIZE OF ANY PENETRATIONS THRU FDN. WALLS & ROUTING OF SUPPLY/RETURN DUCTS PRIOR TO SUBMITTING BID.

THE INTERIOR AND EXTERIOR WALL CONFIGURATION BRACES THE STRUCTURE IN ACCORDANCE WITH OR EQUIVALENT TO THE CONTINUOUS SHEATHING METHOD WITH CORNER FRAMING OF SECTION R4602.10.4.1 OF THE 2009 EDITION OF IRC. (ALL EXTERIOR WALLS TO BE CONTINUOUSLY SHEATHED WITH 1/2" WOOD STRUCTURAL PANELS)

LUMBER NOTE:

ALL STRUCTURAL & FRAMING LUMBER TO BE MIN # GRADE SYP OR BETTER



 BREEZEWAY ROOF PLAN  
1/4" = 1'-0"

ROOF PLAN KEYED NOTES:

- 1 FULLY ADHERED 60 MIL EPDM ROOF MEMBRANE ON 1/2" WOOD STRUCTURAL PANEL W/ 1" HIGH DENSITY RIGID TAPERED INSULATION - 1:12 SLOPE - MIN. R-49 TOTAL
- 2 6" ALUMINUM GUTTER & 3x4 D.S. - PROVIDE LEAF GUARDS
- 3 CONTINUOUS ALUMINUM FLASHING
- 4 PROFILE OF BOX BEAM BELOW
- 5 2x RAFTERS @ 24" O.C.
- 6 WOOD GUARDRAIL & NEWEL POST - SEE SECTION

Date:

September 10, 2020

△ REVISION (DATE-BY):

Residential Addition for:

**Daniel Fort**

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St. Louis County, MO 63124

Michael E. Blæs - Architect  
MO # A-6158  
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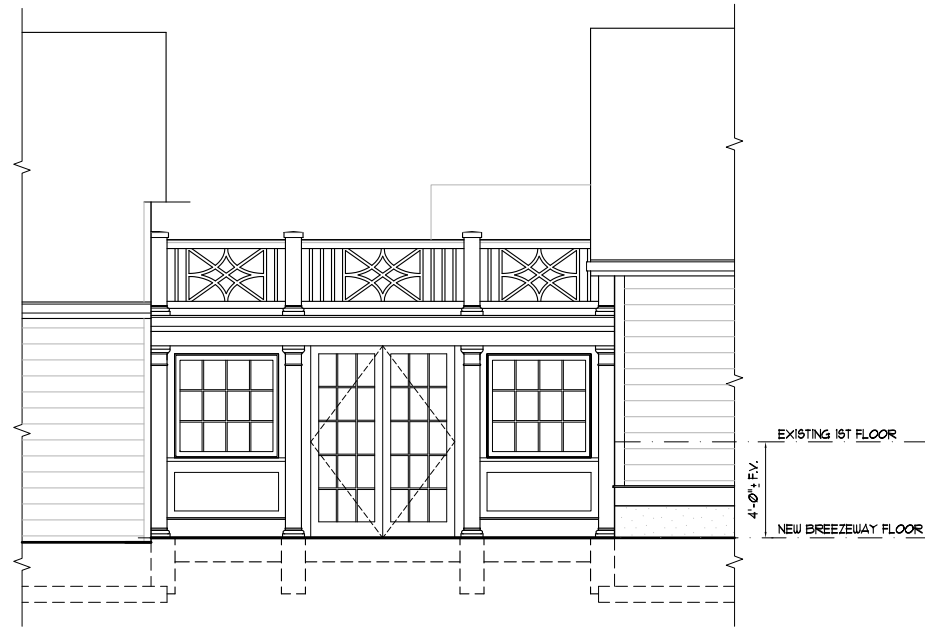
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Drawing Name:  
Breezeway Plans

Sheet No.  
**A-1**



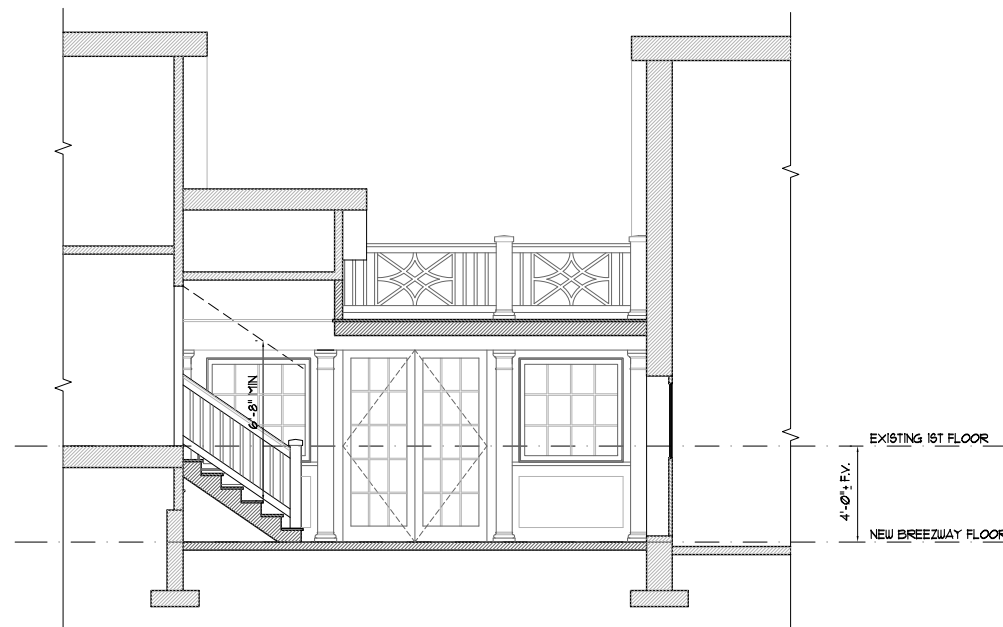
1 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



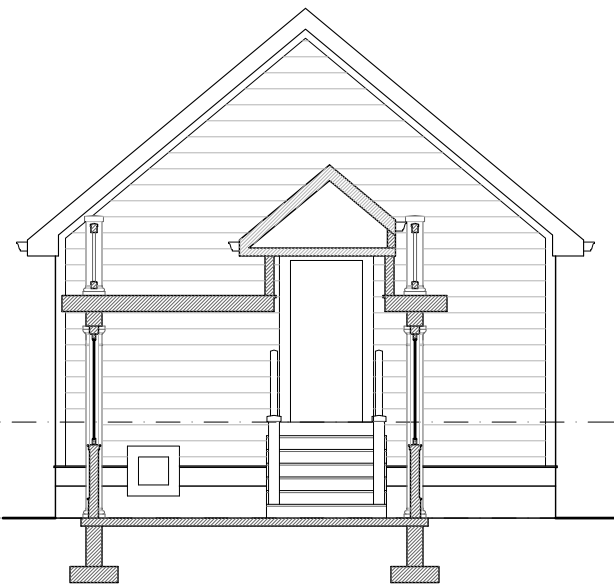
2 WEST ELEVATION  
SCALE: 1/4" = 1'-0"

#### ELEVATION KEYED NOTES:

- 1 ROOFING:  
MATERIAL: FULLY ADHERED 60 MIL EPDM ROOF MEMBRANE ON 3/4" WOOD STRUCTURAL PANEL  
MANUFACTURER: T.B.D.  
PRODUCT NAME: T.B.D.  
WARRANTY: 25 YEAR MINIMUM  
COLOR: BLACK  
MISC: HIGH DENSITY RIGID TAPERED INSULATION - 1/2"12 SLOPE - R-49 MIN.
- 2 GUTTERS & DOWNSPOUTS:  
MATERIAL: ALUMINUM  
SIZE: 6", 3x4 DOWNSPOUTS W/ BRACKETS  
PROFILE: OGEE  
COLOR: BLACK  
MISC: 1x8 GUTTER BD. & CONTINUOUS ALUMINUM GUTTER & DOWNSPOUT W/ LEAF GUARDS
- 3 FLASHING:  
MATERIAL: CORROSION-RESISTANT METAL  
FLASHING (ALUM.)  
• ROOF/WALL: CORROSION-RESISTANT METAL  
FLASHING (ALUM.)
- 4 SIDING:  
MATERIAL: HARDIE STUCCO PANEL (HARDIPANEL)  
TRIM: 1x HARDPLANK TRIM - PAINT  
COLOR: WHITE TRIM ON WHITE PANELS  
WINDOW TRIM: 1x HARDPLANK - PAINT  
SOFFITS: EXPOSED RAFTER TAILS ALUMINUM WRAP  
• ALL FASCIAS  
PROVIDE SEALANT & FLASHING AT ALL PANEL & TRIM JOINTS PER MANUFACTURER SPECIFICATIONS
- 5 WINDOWS: (SIZES SHOWN IN FT.-IN., NOM. UNIT SIZE)  
MANUFACTURER: MARVIN OR EQUAL  
MATERIAL: CLAD WOOD - MATCH EXISTING  
GLASS: INSULATED, LOW E  
MUNTINS: SIMULATED DIVIDED LIGHTS - AS SHOWN  
COLOR: WHITE EXTERIOR, PRE-FINISH WHITE INTERIOR  
HARDWARE: WHITE - STANDARD  
SCREENS: CHARCOAL / WHITE FRAMES  
JAMB THICKNESS: 4 9/16"  
WINDOW TRIM: 5 1/2" • FRAME WALLS  
MAX U-FACTOR: 0.35 PER 2015 IRC TABLE N102.1  
MISC: MANUFACTURER TO FIELD VERIFY SIZES AND LOCATIONS W/ OWNER PRIOR TO ORDERING.  
DOUBLE HUNG WINDOW PAIRS TO HAVE SUPPORT MULLION - HEADERS SIZED ACCORDINGLY
- 6 DOORS: (SIZES SHOWN IN FT.-IN., NOM. UNIT SIZE)  
MANUFACTURER: MARVIN OR EQUAL  
MATERIAL: CLAD WOOD UNITS  
GLASS: INSULATED, LOW E  
MUNTINS: 8DL, AS SHOWN  
COLOR: WHITE  
HARDWARE: STANDARD  
SCREENS: CHARCOAL / T.B.D. FRAMES  
JAMB THICKNESS: 4 9/16"  
DOOR TRIM: 5 1/2" • FRAME WALLS - WHITE  
MISC: MANUFACTURER TO FIELD VERIFY SIZES AND LOCATIONS W/ OWNER PRIOR TO ORDERING.  
MATCH EXISTING INTERIOR DOOR & HARDWARE
- 9 APPROXIMATE GRADE LINE
- 10 EXISTING STRUCTURE TO REMAIN
- 11 8" SQUARE LOAD BEARING PERMACAST COLUMN W/ RECESSED PANEL AND CAP & BASE BY HB4G OR EQUAL
- 12 BOX BEAM - SEE SECTION
- 13 CONCRETE PIER - MIN 30" BELOW GRADE - SEE DETAIL
- 14 CONTINUOUS CONCRETE FOUNDATION WALL & FOOTING - MIN 30" BELOW GRADE
- 15 EXTERIOR WALL MOUNTED LIGHT - COORDINATE SELECTION W/ OWNER
- 16 1x10 HARDPLANK BAND BOARD W/ FLASHING - SEE SECTION
- 17 TERRACE GUARDRAIL - SEE SECTION



3 BREEZEWAY SECTION  
SCALE: 1/4" = 1'-0"



4 BREEZEWAY SECTION  
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Drawn By:  
TS

Checked By:

Drawing Name:  
Breezeway Elevations  
Building Sections

Sheet No.  
**A-2**

Date:  
September 10, 2020

REVISION (DATE-BY):

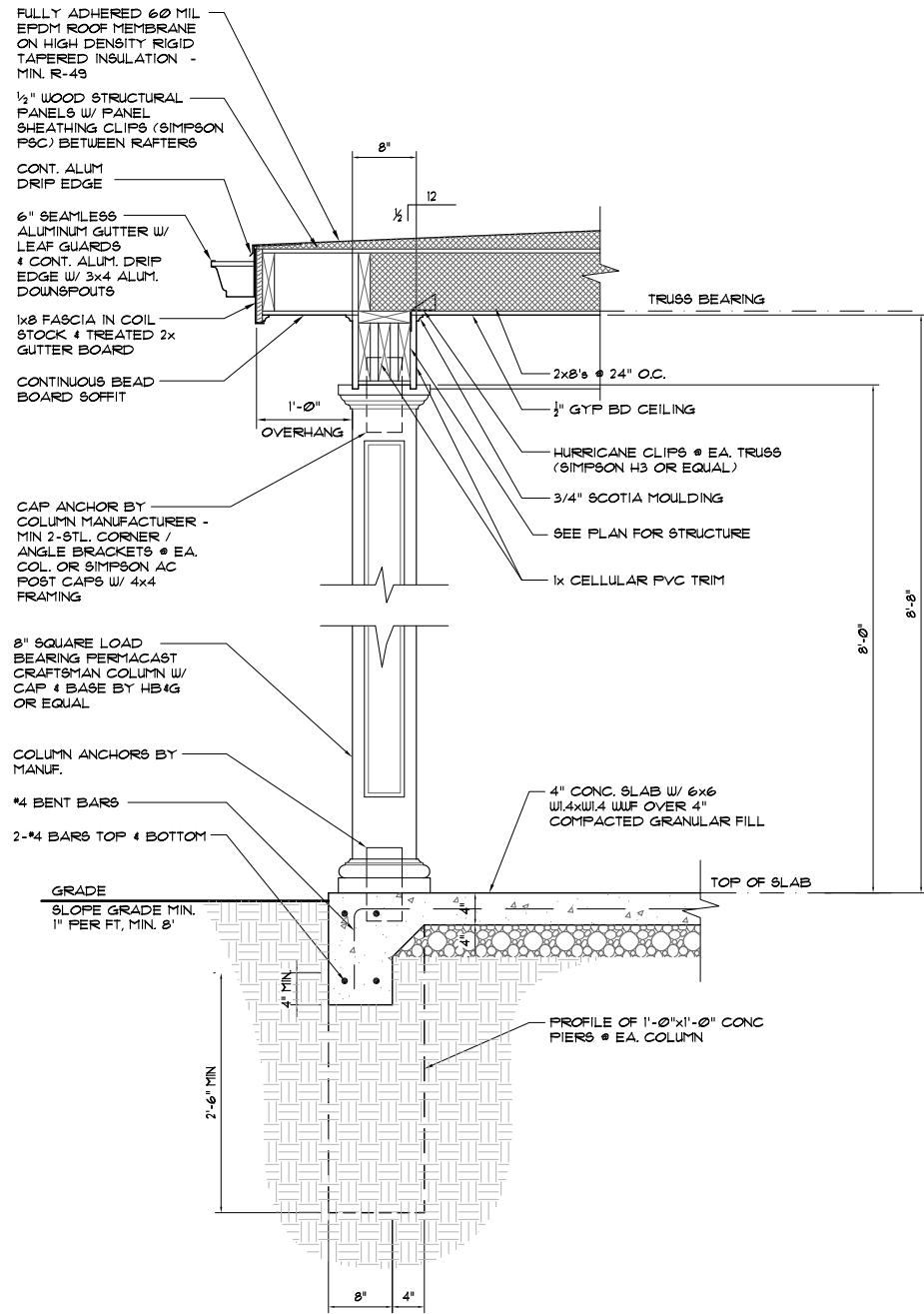

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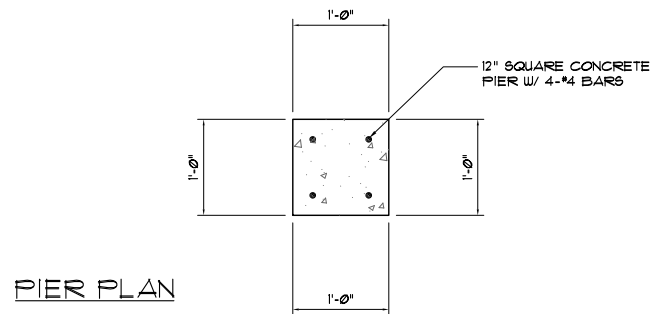
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Drawing Name:  
Details

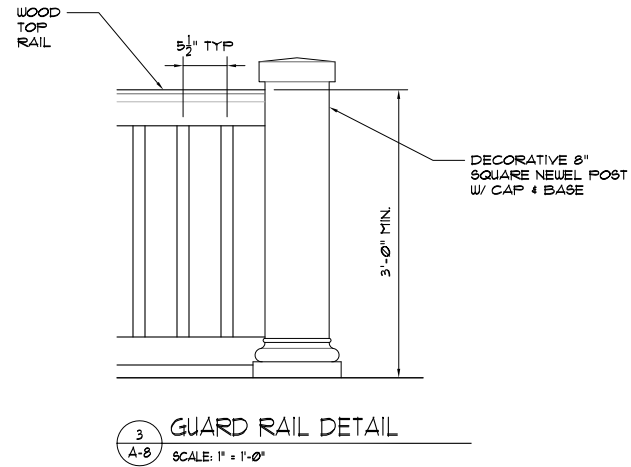


PORCH SECTION

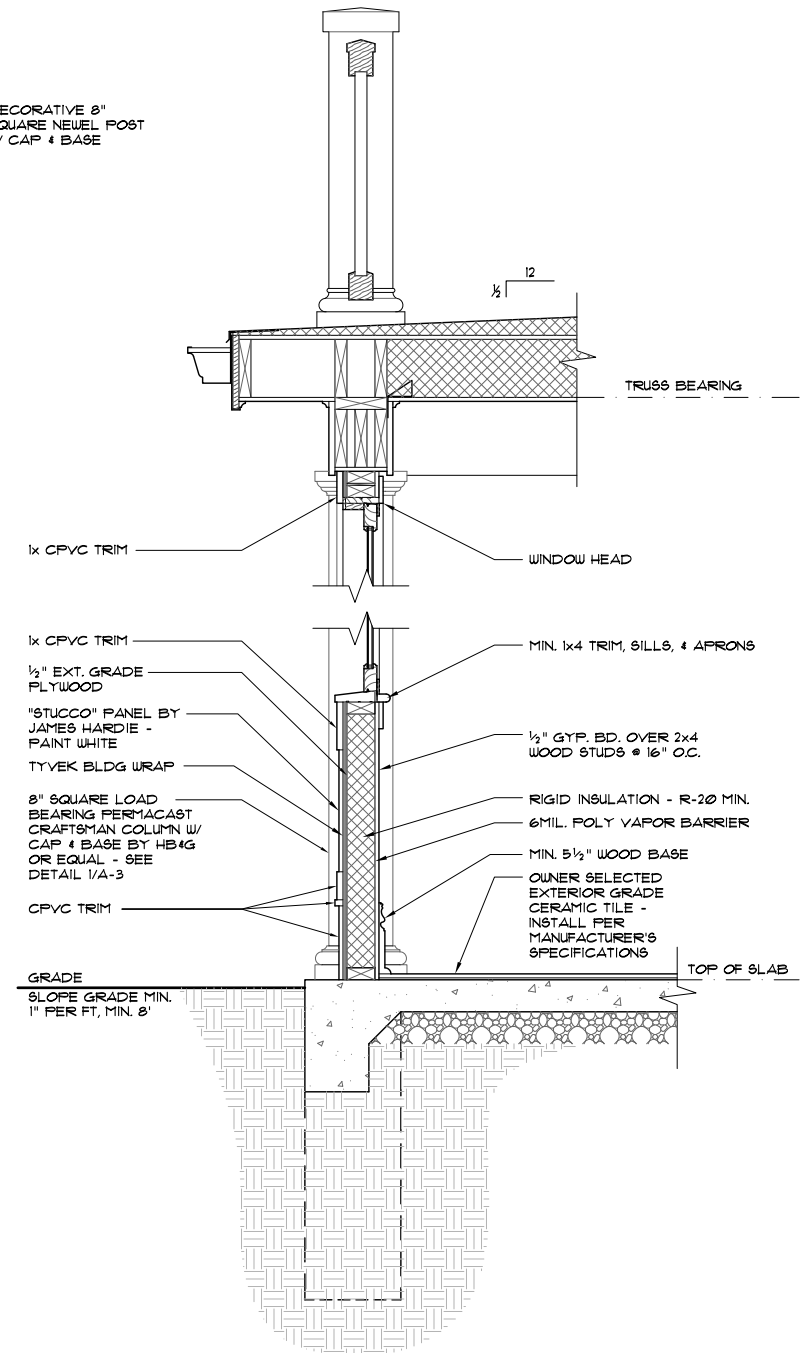


PIER PLAN

1 COLUMN DETAILS  
SCALE: 1" = 1'-0"



3 GUARD RAIL DETAIL  
SCALE: 1" = 1'-0"



2 WALL SECTION  
SCALE: 1" = 1'-0"